



# Boston Place, NW1 6ER

£2,384 per month | 2 Bedroom Flat



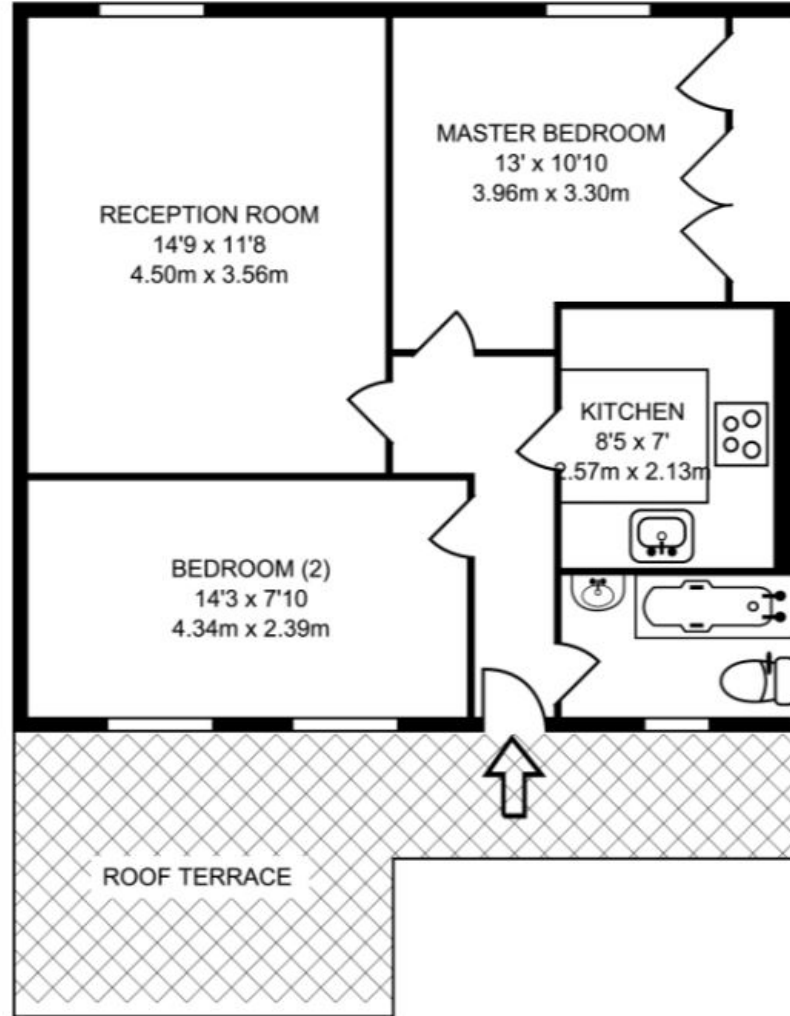


## Boston Place, NW1 6ER

£2,384 per month | 2 Bedroom Flat

A top floor two bedroom flat in this period conversion in the heart of Marylebone. This flat has two ample bedrooms, living room with space to dine and sleek wood floors. There is a separate kitchen with integrated appliances and private roof terrace.

Boston Place is located just stones throw from Marylebone Station and local shopping facilities of Marylebone High Street. The West End of London is also close by as are the open spaces of Regents Park.



SECOND FLOOR  
557 SQ FT/51.78 SQ M



## Tenant Terms & Fees

### Tenancy fees and terms for tenants - Short Lets:

- Administration Fee £100 inclusive of VAT per property.
- A minimum of a four weeks deposit must be paid in advance for all short let rentals that exceed 60 days duration.
- For short let rentals, all moving in monies have to be paid in advance for the duration of the tenancy.
- Long/Short Let Rentals - Mid tenancy to end of tenancy
- Tenant/Occupant change Fee £100 + VAT per person
- Deposit- where our client landlord is not a member of any insurance based or custodial scheme, such monies will be held by Ashmore Estates Limited as stakeholder in an insurance based scheme TDS (Tenancy deposit scheme).

### Tenancy fees and terms for tenants - Long Lets:

An administration fee of £300 will be payable upon creation of a legally binding tenancy agreement. Should you wish to terminate your tenancy before the end of the term and the landlord agrees that you can terminate early, you will be responsible for the repayment of the pro-rata commission paid in advance by the landlord for the unexpired portion of the tenancy, unless you are exercising a break clause which is contained in your tenancy agreement.

It is your obligation to obtain written consent from the landlord for any change in the identity of the tenants. Upon receipt of this consent Ashmore Estates Limited will draw up a tenancy agreement for signature by all parties. An administration fee of £100 will be charged for this service.

An administration fee of £25 will be charged for each letter sent by Ashmore Estates Limited regarding late or non-payment of rent or administration charges.

An administration fee of £130 is applicable to all Guarantor tenancy applications.



### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48   E	52   E
21-38	F		
1-20	G		